

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: School Board of Broward County

Case #: 34-R-01

Date: March 13, 2001

Comments:

1. No comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: School Board of Broward County

Case #: 34-R-01

Date: March 13, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Police

Member: Det. C. Cleary- Robitaille
759-6419, 759-6400(main number)

Project Name: Bayview Elementary School

Case #: 34-R-01

Date: 3-13-01

Comments:

Organized, mechanical security is needed at the “parent drop-off” point, as this area is not located at the main entrance.

It appears that the first floor restrooms are accessible from outside the building. What security will be provided to prevent an unauthorized person from entering the restrooms, undetected?

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Division: Fire

Member: Albert Weber
761-5875

Project Name: School Board of Broward County

Case #: 34-R-01

Date:
3-6-01

Comments:

- 1) A detailed description of all contemplated changes to this school. Clearly indicated on the plans which of the floor plans represent new construction.
- 2) Why is the State of Florida not reviewing this project?
- 3) Call Al Weber at 761-5875 for any questions.

Show hydrants on civil plans and provide flow test.

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Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: School Board of Broward County

Case #: 34-R-01

Date: 3/7/01

Comments:

1. Verify the requirement that the first 20' of the yard fronting on the waterway is to be in landscape is met.
2. According to the "Area and Landscape Code Calculations" a number of Code requirements relating to the site and VUA do not appear to be met. Plan needs to be revised to meet minimum requirements.
3. Removal of existing trees and palms requires tree removal permits and "equivalent replacement" above minimum site Code requirements. Provide the necessary calculations.
4. Indicate requirements for irrigation.
5. Verify that there is no conflict between proposed planting and utilities (such as overhead powerlines).

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Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: School Board of Broward County

Case #: 34-R-01

Date: March 7, 2001

Comments:

1. If cooling tower is be installed and water is required for make-up, show separate water meter at property line for cooling tower.
2. See SFBC 4605.13 for requirements on Private Sewer Systems.

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Division: Zoning

Member: Terry Burgess
761-5913

Project Name: School Board of Broward County

Case #: 34-R-01

Date: 3/7/01

Comments:

1. Provide parking geometrics in accordance with section 47-20.11.
2. Handicap parking spaces shall comply with the Code of Federal Regulations.
3. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
4. Application for public purpose uses shall comply with provisions set forth in section 47-18.26. Planning and Zoning Board and City Commission review and approval required.
5. Waterway Uses requires Planning and Zoning Board approval. A twenty (20) foot landscaped yard required adjacent to the bulk head in accordance with section 47-23.8.
6. Schools are not on the list of permitted uses in the (P) zoning district.
7. Setback requirements in the (P) zoning district is twenty five (25) from all property lines in accordance with section 47-8.30 Table of dimensional requirements.
8. Provide a ten (10) foot landscaped buffer yard with a minimum of a five height wall and no parking allowed within twelve feet of the property line abutting the residential property in accordance with section 47-25.3.d.
9. All neighborhood compatibility requirements of section 47-25.3 shall apply.
10. Additional comments maybe discussed at DRC meeting.

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SITE PLAN REVIEW AND COMMENT

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Division: Planning

Member: Bruce Chatterton
761-5981

Project Name: Bayview Elementary School Phased
Replacement

Case #: 34-R-01

Date: March 13, 2001

Site Plan Review for school replacement and renovation

Comments:

1. Please provide a text narrative addressing each relevant point in ULDR Sec. 47-18.26(C) in order to demonstrate compliance with criteria for approval of a public use or structure in a zoning district (P) which otherwise would not allow such development.
2. In a text narrative discuss how the flow of bus traffic, drop-off and pick-up of students and delivery and service trucks will be handled on the site; anticipated hours of operation; security systems; trash management plan; solid waste disposal system, etc.
3. Demolition and construction activities have already begun on the site. Please provide a text narrative describing demolition activities and the phasing of all anticipated actions. Please provide the dates on which the demolition and construction activities commenced.
4. Provide a demolition plan.
5. For partial use of the right of way, separate application must be made to the Property & Right of Way Committee. See Victor Volpi with Engineering staff for application procedures.
6. Indicate adjacent land uses and zoning districts on site plan. Show adjacent building mass outlines on the site plan.
7. Please explain the basis for providing fewer trees than required under 47-21.10(2a) and 47-21.11(1). Discuss with Landscape representative.
8. Please provide a complete breakdown of the parking calculations, including square footages for the parking requirement for each use shown, per the requirements of 47-20.2. In this breakdown, specify number of classrooms, drop off lane and public assembly area requirements.
9. Should parking be deficient based on the analysis in #8, above, a parking reduction request requires a separate application with a point-by-point basis justification narrative and separate fee (see ULDR 47-20.3.A.4.b)
10. Confirm with Engineering representative if traffic study or statement is required.
11. Indicate any sight triangles on site and landscape plans.
12. Confirm with Engineering representative if in-bound stacking requirement (ULDR 47-20.5) has been met.

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13. Confirm with Landscape representative if landscape perimeter requirements have been met (ULDR 47-21.9). Please provide on landscape plan square footage calculations showing that both interior and perimeter requirements have been met.
14. Please provide a site lighting plan.
15. Please address the Waterway Uses provisions of the ULDR (47-23.8). In particular, address the bulkhead yard requirement.
16. Please address 47-25.3, neighborhood compatibility.
17. Additional comments may be forthcoming.

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Division: Engineering

Member: Tim Welch
761-5123

Project Name: School Board of Broward County

Case #: 34-R-01

Date: March 13, 2001

Engineering Comments will be handed out at the meeting.